

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP #  
\$ 15.20  
Michelle Utzler  
RECORDER  
9-15-03 Madison  
DATE COUNTY

REC \$ 5.  
AUD \$ 5.  
H.M.F. \$ 5.

COMPUTER   
RECORDED   
COMPARED

FILED NO. 5490  
BOOK 2003 PAGE 5490  
2003 SEP 15 AM 10:00  
(10:00 AM)  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Matthew J. Elsen  
102 E. Carpenter, St. Charles, IA 50240

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of 10,000.00  
Dollar(s) and other valuable consideration,  
ROBERT B. CLABAUGH and SALLY J. CLABAUGH, Husband and Wife

do hereby Convey to  
MATTHEW J. ELSEN and SHERI A. ELSEN.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in MADISON County, Iowa:

Lot 2 in the Final Plat of Clabaugh Subdivision of the South Half (1/2) of the Northwest Quarter (1/4) of Section Twelve  
(12), Township Seventy-four (74) North, Range Twenty Six (26) West of the 5th P.m., Madison County, Iowa, recorded  
in Book 2003, Page 5223A, in the office of the Recorder, Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real  
estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate;  
that the real estate is free and clear of all liens and encumbrances except as may be above stated; and  
grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as  
may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and  
distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or  
plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: September 12, 2003

MADISON COUNTY, ss:

On this 12th day of September  
2003, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Robert B. Clabaugh and Sally J. Clabaugh, Husband and  
Wife

*Robert B. Clabaugh*  
Robert B. Clabaugh (Grantor)

*Sally J. Clabaugh*  
Sally J. Clabaugh (Grantor)

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

(Grantor)

*Kim Leonard*  
Kim Leonard

Notary Public

(Grantor)

(This form of acknowledgment is for individual grantor(s) only)



Robert Clabaugh  
3325 Perm Rd, Truro SO257